

26 August 2023

Development Consent Authority
GPO Box 1680
Darwin NT 0801

ATTENTION: Amit Magotra

Dear Amit

Re: PA2022/0321 Amended Proposal

At: Lots 1287, 1288, 1295 and 1296 Town of Darwin (1-2 Montoro Court and 7-8 Packard Place, Larrakeyah)

Cunnington Rosse Town Planning and Consulting have been engaged by Joondanna Investments Pty Ltd to revise development application PA2022/0321 in response to public submissions received and subsequent amendments to the Northern Territory Planning Scheme. PA2022/0321 was lodged in August 2022 for the purpose of *44 dwellings-multiple and 47 serviced apartments in two 10-storey buildings plus ground level food premises-café/takeaway with alfresco dining area and three basement levels of car parking.*

PA2022/0321 was publicly exhibited for 28 days from 9 September until 7 October, with a number of public and service authority submissions. Upon receipt of the submissions, the application was deferred to enable the proponent to determine their preferred course of action.

Following the deferral, the Northern Territory Planning Scheme was amended by in February 2023 to introduce the designing better initiatives relating to residential and mixed use development. The submissions received and amendments to the Planning Scheme has resulted in significant design changes to the proposal including:

- Redesigning the site layout such that the two residential buildings are centrally located within the site, significantly increasing the setbacks (and thus separation) to the Montoro Court, Packard Place and rear boundaries;
- Increasing the number of dwellings from 44 dwellings-multiple and 47 serviced apartments to 56 dwellings-multiple and 63 serviced apartments;
- Increasing the height of building 2 from 10-storeys to 11-storeys; and
- Increasing the provision of on-site car parking from 189 to 248 car parking spaces within the basement and ground levels.

An updated statement of effect has been prepared to reflect the revised proposal, and the proponent has engaged MFY Traffic, Parking and Transport Engineers to undertake a review of the traffic impact associated with the current proposal. The revised application package is attached hereto.

Please do not hesitate to contact the undersigned with any queries regarding this matter.

Regards



BRAD CUNNINGTON

Director, Cunnington Rosse Town Planning and Consulting